

ROSEVILLE ZONING BOARD OF APPEALS

CIVIC CENTER COUNCIL CHAMBERS
29777 GRATIOT AVENUE
ROSEVILLE, MI 48066

Tuesday, March 18, 2014

7:00 p.m.

ROLL CALL:

PRESENT: Mayor John Chirkun
Mayor Pro Tem Robert Taylor

Board Member Salvatore Aiuto

Jan Haggerty
Catherine Haugh
Colleen McCartney
Bill Shoemaker

ABSENT None

OTHERS PRESENT:

City Clerk	Richard M. Steenland
City Attorney	Tim Tomlinson
Building Director	Glenn Sexton

Mayor John Chirkun called the meeting to order at 7:00 p.m. with the Pledge of Allegiance.

I. ROUTINE MATTERS

1. Approval of minutes of meeting held December 17, 2013.

BOARD MEMBER JAN HAGGERTY moved, BOARD MEMBER COLLEEN MCCARTNEY seconded to approve the minutes of meeting held December 17, 2013.

MOTION CARRIED UNANIMOUSLY

II. NEW BUSINESS

1. Public hearing and Board consideration for variance to convert one side of off-premise billboard sign to LED, with a cycle time less than 30 seconds on property at 27475 Groesbeck, Joe Oram, petitioner.

Petitioner Joe Oram, 1877 Orchard Lake Rd. Bloomfield Twp. - appeared on behalf of this request.

City Clerk Richard M. Steenland received no correspondence.

BOARD MEMBER JAN HAGGERTY moved, BOARD MEMBER COLLEEN MCCARTNEY seconded to close the Public Hearing.

MOTION CARRIED UNANIMOUSLY

BOARD MEMBER SALVATORE AIUTO moved, BOARD MEMBER BILL SHOEMAKER seconded to approve the request for a variance to convert one side of off premise billboard sign to LED, with a cycle time less than 30 seconds on property at 27475 Groesbeck with the following stipulations:

- Access shall be given to the City and the Police Department at no charge for emergency usage
- No animation, flashing lights, scrolling or full-motion video.

IT IS RESOLVED THAT, pursuant to the application and testimony of the petitioner, and the Zoning Board of Appeals having taken into consideration the nature of the land in question, buildings and other structures located thereon and adjacent thereto, the character of the neighborhood and its general physical development, together with the applicable zoning, and having given consideration to the health, safety and welfare of the area in question, and having considered all of the pertinent factors, it is the finding of this Zoning Board of Appeals that granting the following variance:

PERMISSION TO CONVERT ONE SIDE OF OFF-PREMISE BILLBOARD SIGN TO LED ON PROPERTY AT 27475 GROESBECK ROSEVILLE MI 48066.

PERMANENT PARCEL NO. 14-18-351-002

VAR. #0114

will be in harmony with the general purpose and intent of Zoning Ordinance No. 1064 Section 364 (6)b will not be injurious to the neighborhood or otherwise detrimental to the public welfare, and therefore, is hereby granted.

MOTION CARRIED

6 Yea

1 Nay

2. **Public hearing and Board consideration for variance to convert two sides of off-premise billboard sign to LED, with cycle time less than 30 seconds on the property at 30200 Groesbeck, Joe Oram, petitioner.**

Petitioner Joe Oram, 1877 Orchard Lake Rd. Bloomfield Twp. - appeared on behalf of this request.

City Clerk Richard M. Steenland received two letters in favor of this request.

BOARD MEMBER JAN HAGGERTY moved, BOARD MEMBER COLLEEN MCCARTNEY seconded to close the Public Hearing.

MOTION CARRIED UNANIMOUSLY

BOARD MEMBER BILL SHOEMAKER moved, BOARD MEMBER SALVATORE AIUTO seconded to approve the request for a variance to convert two sides of off premise billboard sign to LED, with cycle time less than 30 seconds on the property at 30200 Groesbeck with the following stipulations:

- Access shall be given to the City and the Police Department at no charge for emergency usage
- No animation, flashing lights, scrolling or full-motion video.

IT IS RESOLVED THAT, pursuant to the application and testimony of the petitioner, and the Zoning Board of Appeals having taken into consideration the nature of the land in question, buildings and other structures located thereon and adjacent thereto, the character of the neighborhood and its general physical development, together with the applicable zoning, and having given consideration to the health, safety and welfare of the area in question, and having considered all of the pertinent factors, it is the finding of this Zoning Board of Appeals that granting the following variance:

PERMISSION TO CONVERT ONE SIDE OF OFF-PREMISE BILLBOARD SIGN TO LED ON PROPERTY AT 30200 GROESBECK ROSEVILLE MI 48066.

PERMANENT PARCEL NO. 14-07-277-021

VAR. #0214

will be in harmony with the general purpose and intent of Zoning Ordinance No. 1064 Section 364 (6)b will not be injurious to the neighborhood or otherwise detrimental to the public welfare, and therefore, is hereby granted.

MOTION CARRIED

6 Yea

1 Nay

3. **Public hearing and Board consideration for variance to park a commercial vehicle on residentially zoned property at 30271 Park, Toni Torok, Critical Heating & Cooling LLC, petitioner.**

Petitioner Toni Torok, 30271 Park, Roseville appeared on behalf of this request

City Clerk Richard M. Steenland received one petition with five signatures in favor of this request.

MAYOR PRO TEM ROBERT TAYLOR moved, BOARD MEMBER JAN HAGGERTY seconded to close the Public Hearing.

MOTION CARRIED UNANIMOUSLY

BOARD MEMBER JAN HAGGERTY moved, BOARD MEMBER CATHERINE HAUGH seconded to approve the request for a variance to park a commercial vehicle on residentially zoned property at 30271 Park with the following stipulations:

- Review in one year.
- Remain in compliance with all ordinances.

IT IS RESOLVED THAT, pursuant to the application and testimony of the petitioner, and the Zoning Board of Appeals having taken into consideration the nature of the land in question, buildings and other structures located thereon and adjacent thereto, the character of the neighborhood and its general physical development, together with the applicable zoning, and having given consideration to the health, safety and welfare of the area in question, and having considered all of the pertinent factors, it is the finding of this Zoning Board of Appeals that granting the following variance:

PERMISSION TO PARK A COMMERCIAL VEHICLE ON RESIDENTIALLY ZONED PROPERTY AT 30271 PARK ROSEVILLE MI 48066.

PERMANENT PARCEL NO. 14-08-277-008

VAR. #0314

will be in harmony with the general purpose and intent of Zoning Ordinance No. 1202 Section 2304 (11) will not be injurious to the neighborhood or otherwise detrimental to the public welfare, and therefore, is hereby granted.

MOTION CARRIED UNANIMOUSLY

4. **Public hearing and Board consideration for variance to have temporary outdoor sales area parking lot from March to July annually at 20500 13 Mile Road, HD Development of Maryland Inc., petitioner.**

Petitioner Robert Opalewski, 28241 Hollywood, Roseville - appeared on behalf of this request

City Clerk Richard M. Steenland received no correspondence.

MAYOR PRO TEM ROBERT TAYLOR moved, BOARD MEMBER JAN HAGGERTY seconded to close the Public Hearing.

MOTION CARRIED UNANIMOUSLY

MAYOR PRO TEM ROBERT TAYLOR moved, BOARD MEMBER JAN HAGGERTY seconded to approve the request for a variance to have temporary outdoor sales area parking lot from March to July annually at 20500 13 Mile Road, HD Development of Maryland Inc.

IT IS RESOLVED THAT, pursuant to the application and testimony of the petitioner, and the Zoning Board of Appeals having taken into consideration the nature of the land in question, buildings and other structures located thereon and adjacent thereto, the character of the neighborhood and its general physical development, together with the applicable zoning, and having given consideration to the health, safety and welfare of the area in question, and having considered all of the pertinent factors, it is the finding of this Zoning Board of Appeals that granting the following variance:

PERMISSION TO HAVE TEMPORARY OUTDOOR SALES AREA IN PARKING LOT FROM MARCH TO JULY ANNUALLY AT 20500 13 MILE ROAD, ROSEVILLE MI 48066.

will be in harmony with the general purpose and intent of Zoning Ordinance No. 1202 Section 1103 (2) will not be injurious to the neighborhood or otherwise detrimental to the public welfare, and therefore, is hereby granted.

MOTION CARRIED UNANIMOUSLY

5. **Public hearing and Board consideration for variance to replace 1200sf off premise billboard sign with 672sf LED off premise billboard sign on property at 16235 11 Mile Road, Joe Oram, petitioner.**

Petitioner Joe Oram, 1877 Orchard Lake Rd. Bloomfield Twp. - appeared on behalf of this request

City Clerk Richard M. Steenland received no correspondence.

BOARD MEMBER JAN HAGGERTY moved, BOARD MEMBER COLLEEN MCCARTNEY seconded to close the Public Hearing.

MOTION CARRIED UNANIMOUSLY

BOARD MEMBER SALVATORE AIUTO moved, BOARD MEMBER BILL SHOEMAKER seconded to approve the request for a variance to replace 1200sf of premise billboard sign with 672sf led off premise billboard sing on property at 16235 11 Mile Road with the following stipulations:

- Access shall be given to the City and the Police Department at no charge for emergency usage
- No animation, flashing lights, scrolling or full-motion video.

IT IS RESOLVED THAT, pursuant to the application and testimony of the petitioner, and the Zoning Board of Appeals having taken into consideration the nature of the land in question, buildings and other structures located thereon and adjacent thereto, the character of the neighborhood and its general physical development, together with the applicable zoning, and having given consideration to the health, safety and welfare of the area in question, and having considered all of the pertinent factors, it is the finding of this Zoning Board of Appeals that granting the following variance:

PERMISSION TO REPLACE 1200SF OFF PREMISE BILLBOARD SIGN WITH 672SF LED OFF PREMISE BILLBOARD SIGN ON PROPERTY AT 16235 11 MILE ROAD ROSEVILLE MI 48066.

will be in harmony with the general purpose and intent of Zoning Ordinance No. 1064 Section 364(6)b will not be injurious to the neighborhood or otherwise detrimental to the public welfare, and therefore, is hereby granted.

MOTION CARRIED

5 Yea

2 Nay

II. HEARING OF THE PUBLIC

No one from the public wished to be heard.

IV. ADJOURNMENT

BOARD MEMBER SALVATORE AIUTO moved, BOARD MEMBER JAN HAGGERTY seconded that the agenda having been acted upon, the meeting is hereby adjourned at 8:30 p.m.

MOTION CARRIED UNANIMOUSLY

Respectfully submitted,
Richard M. Steenland, City Clerk